THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34927-07-2019**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,995,000.00. Affiant Subscribed and sworn to before me this 27th day of August, 2019. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

WARRANTY DEED

Address New Owner: Timothy K. Schools Tara C. Schools 212 Deer Park Circle Nashville, TN 37205	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 116 10 0 068 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Bureon E. Ledbetter and Harriet B. Ledbetter, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Timothy K. Schools and Tara C. Schools, husband and wife** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 212 Deer Park Circle, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

*AKA Timothy Schools and Tara Schools

Karen Johnson Davidson County
Batch# 280559 DEEDWARR
09/04/2019 11:12:30 AM 4 pgs
Fees: $23.00 Taxes: $7,381.50
20190904-0089222

IN WITNESS WHEREOF, Grantor has executed this instrument on the 27th day of August, 2019.

Bureon E. Ledbetter

Harriet B. Ledbetter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Bureon E. Ledbetter and Harriet B. Ledbetter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of August, 2019.

Notary Public

My Commission Expires:

GEORGE E. MUDDER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

EXHIBIT "A"

Land in Davidson County, Tennessee, being the southerly part of Lot No. 19 on the Map of A. M. Bransford's Subdivision of Lots Nos. 29 to 34 inclusive, and 45, in the First Belle Meade Subdivision, as of record in Book 421, page 139, described as follows:

Beginning on the northerly margin of Deer Park Circle at the corner of Lots Nos. 18 and 19 on said Plan; thence northerly with the line between said two lots 196 1/2 feet to a point halfway from said Circle to Jackson Boulevard, Roger Smith and wife's southeast corner; thence with their southerly line, westerly 100 feet, more or less, to the easterly margin of Deer Park Circle (sometimes called Private Drive); thence with said Circle in a southerly direction 130 feet to southwest corner of said Lot No. 19, continuing with said Circle in a southeasterly direction 130 feet to the beginning.

Being the same property conveyed to Bureon E. Ledbetter and wife, Harriet B. Ledbetter, by deed dated May 30, 2014 from James M. Weaver and wife, Frances M. Weaver, of record in Instrument No. 20140604-0048534, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2019, which have been prorated and assumed by Grantee. Map and Parcel No. 116 10 0 068 00.
2. Belle Meade City taxes for the year 2019, which have been prorated and assumed by Grantee. Map and Parcel No.: 116 10 0 068 00.
3. All matters appearing on the Plan of record as Book 421, page 139, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Alyssa Rayne, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Alyssa Rayne

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Elizabeth Paschall, a notary public for this county and state, Alyssa Rayne who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Elizabeth Paschall

Notary's Signature

My Commission Expires: 05/30/2021

Notary' Seal (if on paper)

